

OWN YOUR
OWN HOME

Home Building Flourishes During First Half of Year

BUY REAL
ESTATE NOWBUILDING GAINS IN
FIRST SIX MONTHS

Statistics for Half of Year
1920 Register Encouragement.

Encouraging reaction from the May slump is apparent in June statistics for building from 199 cities, which, as officially reported to the American Contractor, represent a total valuation of \$131,117,320.

Considering that the upward turn has taken place during unprecedentedly poor freight service, and in the face of tight money, high material prices, and high labor costs, conditions which during June had shown little hope of speedy improvement, the upward turn is significant. It spells with no uncertainty the fact that men are keeping their grip on the situation, and that projects for building are going to be advanced, or at least held to the point of preparedness where they can be pushed at the first sign of a break.

COMPARATIVE FIGURES.

Comparing thirty-one cities whose permits have gone over the million dollar mark gives for June a total of \$88,470,475 and a total of \$85,408,270 for May. This gives a gain of 3 1/2 per cent for June operations. In only six of these cities in June the low month for 1920. These cities are Baltimore, Dallas, Fort Worth, Minneapolis, Borough of Manhattan and Tulsa. For Atlanta, Los Angeles and the Borough of the Bronx the peak of 1920 activity is reached in June.

The following tabulation of thirty-one cities shows the total estimated valuation of building permits for the first six months of 1920:

City	Six mos.
Akron	\$14,201,132
Atlanta	9,080,633
Baltimore	19,103,413
Boston	17,253,115
Buffalo	7,380,000
Chicago	50,256,000
Cleveland	41,162,875
Detroit	48,733,800
Dallas	8,413,702
Fort Worth	7,857,967
Indianapolis	7,558,530
Kansas City, Mo.	8,932,055
Los Angeles	24,197,639
Louisville	4,687,510
Minneapolis	10,047,920
Milwaukee	11,368,891
Newark	13,825,817
New Orleans	5,564,431
New York City	169,986,062
Omaha	10,574,265
Philadelphia	38,570,395
Pittsburgh	8,668,597
Portland, Ore.	6,047,385
Seattle	8,308,455
Syracuse	4,463,295
Springfield, Mass.	4,674,228
St. Louis	16,707,568
San Francisco	14,873,516
Tulsa	5,877,128
Tacoma	3,307,953
Washington, D. C.	10,322,035

The total of June projects from the 199 cities is \$131,117,320, as against \$128,020,258 from the same cities for the month of June, 1919. This is a decrease of 5.7-10 per cent from 1919 activity and is the first month of 1920 to show a decrease. However, it must be regarded that from a low start in January, 1919, activity progressed steadily until the first slump came in the month of July. June was

Bigness Is a Magnet

By RONALD S. O'NEILL.

Fifteen hundred Government workers, employees of the Shipping Board, are to be transferred from Philadelphia to Washington in September. Where will they live? This question—a serious one in the face of the already congested condition of Washington—confronts the real estate fraternity now.

Despite the fact that numerous separations from the Government service have been effected during the past six months, Washington is still overcrowded. Though many builders have been engaged since early spring on construction enterprises, the building of homes has not kept pace in the National Capital with the demand.

There is a particularly acute shortage in apartments in Washington. This shortage will, in all probability, grow more keen with the coming of autumn. Hundreds of Washingtonians, away for the summer months, have rented their quarters until September, but will return and require them at that time.

Real estate dealers are hopeful that rents can be maintained at approximately the present level during the coming year. In some of the newer apartments it may be necessary to advance rents, but the spirit of the dealers seems to be to maintain the present schedules if it is at all possible to do so.

One eloquent fact that is brought out by the Government's announced intention to transfer the Shipping Board employees, a fact that should take root in the minds of Washington builders, is this: Washington has attained to such BIGNESS that it can never materially go back in the matter of population. Washington has become and will always remain a MAGNET that will continue to attract newcomers in increasing numbers each year.

Once this fact does take root, the trepidation of builders, ever fearful of a mythical "bottom dropping out," will disappear and these builders will courageously venture to build sufficient homes to take care of Washington's population. Until this time comes there will always be an overcrowded and congested Washington.

the peak of activity during the first six months of last year.

A FUNDAMENTAL COMPARISON.

A fundamental comparison of activity is best shown using statistics from the fourteen cities, Baltimore, Boston, Chicago, Cleveland, Detroit, Kansas City, Los Angeles, Minneapolis, New Orleans, New York City (all boroughs), Philadelphia, Pittsburgh, San Francisco, and Seattle. Tabulations of building permits in these cities have been worked out on a comparative basis for the average amount per month for the period from 1914 to 1919, and by months for 1919 and for the first six months of 1920. The figures are as follows:

	1914-1919	1919	1920
January	72,000,000	13,000,000	20,000,000
February	20,000,000	64,000,000	18,000,000
March	18,000,000	28,000,000	85,000,000
April	31,000,000	42,000,000	113,000,000

HIGH CLASS HOMES
SOLD FOR \$88,400

Ten Properties in Various Sections Purchased Through Hartung & Gibbons.

Ten homes in attractive sections of Washington were sold last week, through the real estate firm of Hartung & Gibbons, for considerations aggregating \$88,400.

The four-story English basement home at 2316 Twentieth street was sold for W. B. Kraft to Neyle Colquitt, a Washington lawyer. The house is located in the fashionable residential district near the "million-dollar bridge."

The semi-detached, nine-room home at 2253 Cathedral avenue, was sold for E. C. Kemper to Catherine MacDonnell. It was built a few years ago by Midaugh & Shannon.

A home at 3212 Northampton street, Chevy Chase, was sold for Guy Zepp, through the offices of Levi David, to H. K. Griffin. It is a modern semi-bungalow containing nine rooms and two baths.

The house at 3138 Seventeenth street northwest was sold for Thomas E. Jarrell to Mrs. F. E. Harbour. It is a new tapestry brick, Colonial style home, with front porch and large glass-enclosed sleeping porch and built-in fireproof garage, located in the delightful residential section north of Columbia road and west of Sixteenth street.

A house at 610 Louisiana avenue was sold for Frederick P. Hess to Aaron Aronstein. It is a three-story building, having a wide frontage on Louisiana avenue and containing a store on the ground floor and rooms above.

The property at 715 Quincy street northwest, was sold for J. R. Demore to H. T. Manger. It is a modern six-room and bath home on a large lot, located in the section known as Petworth, one of an operation recently constructed by Francis Blundell.

A home at 124 Bates street northwest, was sold for the Bureau of Catholic Indian Missions to Josephine C. Richards. It is a six-room and bath, hard-burnt red brick, three-room deep style home, located near North Capitol and Florida avenue.

Property at 128 Bates street northwest, was sold for the Bureau of Catholic Indian Missions to William L. Mullikin.

A home at 1515 M street northwest, was sold for George N. Norris to Virginia K. Congdon. It is a three-story, nine-room and bath brick building in the downtown northwest section, purchased for future business value.

The home at 216 Indiana avenue northwest was sold for L. Cabell Williamson to Eugene Simmons. It is a two-story and basement bay window, red brick, recently redecorated and equipped with a new heating plant.

BUILDS NEW BUNGALOWS
AT AURORA HILLS SITE

Five new bungalows of attractive design have just been completed at Aurora Hills by L. M. Johnson, prominent contractor of Alexandria. The homes are of modern design with every convenience. They are detached and built on large lots. Other homes are now under way in the immediate vicinity.

Mr. Johnson has three building projects under way at this time at Alexandria, North Rosemont and Aurora Hills. The first two consist mostly of his popular hollow tile homes. Mr. Johnson reports an increasing demand for his Virginia properties.

NEW BUREAU FORMED TO
AID BUILDERS OF HOMES

To encourage people of limited means to build and own their homes and to enable them to secure the benefit of the advice and skill of architects of standing and experience, the "Architects' Small House Service Bureau" has begun business in Milwaukee with the indorsement of the American Institute of Architects.

The bureau has issued an attractive booklet with plans and descriptions of three, four, five, and six-room houses, nearly all of them of frame but capable of being constructed of other materials if desired. The booklet will be mailed to any one interested.

PRINCE GEORGES CO.
REALTY TRANSFERS

Many New Deals Are Recorded In Clerk's Office at Upper Marlboro.

UPPER MARLBORO, July 17.—The following transfers of real estate have been received for record in the clerk's office here during the present month, up to Wednesday, July 7:

August C. and Barbara L. Schmidt, to Willis Johnston, lot 15, block 26, town of Bowie; James F. and Mary A. Walters to Guerino Baldi, 190 acres, Surratt's district, excepting 12.66 acres; John A. and Ruth R. Schultz to George N. Palmer and Zedee M. Brady, 1.35 acres, Seat Pleasant district; Eugene O. Sweeney, et ux, to Levi N. Fouts, et ux as joint tenants, lots 72, 73, 74, block 34, Capitol Heights; Charles and Florence J. Shepherd to Charles D. and Mary Frayer, as joint tenants, lot 7, block 2, B. H. Warner's subdivision of block 1, Pettit's addition to Hyattsville.

People's Cooperative Realty Company to Gray R. Fowler, lots 7, section "U" to Gray R. Fowler; Riverdale Park Company to H. C. Weeks, lot 4, block 36, Riverdale Park; William A. and Hattie E. Zellers to Cecil G. and Sarah B. Sipes, lots 16, 17, block 7, Brentwood Company's subdivision, Chillum district; Stony Hill Realty Company Inc., and O. B. Zantinger to Thomas Nalley, lots 1, 8, 9, 10 and 11, block 6, Greater Capitol Heights; Harry J. and Grace Anna Jayne to Otto G. Jacob and Florence Jacob, 6.62 acres, 9.179 square feet and one acre near Bladensburg.

Lincoln Land and Improvement Company to William H. and Cecilia Pearson, lot 29, block "A," Bowie district; Jackson H. Ralston and Sarah R. Ralston to Helen Trent Rose, tract facing on Washington-Baltimore boulevard, Hyattsville district; Riverdale Park Company to Benjamin F. Benton, lot 8, block 7, Riverdale Park; Christian A. and Florence A. Robinson to Huntington, W. Va., to James H. Moore, Salem, W. Va., lots 10, 11, block 2, and lots 38, 39, block 8, Spaulding Heights; Frederick A. Rhodes to Arthur F. Wilson, lots 21, block "B," first addition to Riverdale Heights; C. A. H. Wells, attorney, to William DeMott, lots 8, 9, 19, block 19, Hollywood Park; Robert L. and Susan Elizabeth Hall to Sarah E. Ireland, 29 1/2 acres, part of Goodwood, lying on both sides of public road from Queen Anne to Upper Marlboro, 30 74-100 acres, excepting from said tract 70 acres and 12 9-10 acres; Fannie Moyers Consul, by Charles F. Consul, her attorney in fact, and Charles F. Consul, her husband, to Clifton Reid, lots 27, 28, block 27, first addition to Columbia Manor; Birney and Mary E. Evans to John T. Payne, lots 17, 18, 19, block "D" of Elizabeth A. Haines subdivision; Joseph H. Blanford, Jr., and M. Pauline Blanford, to William J. Cochran, 100 acres, Brandywine district; Washington Loan and Trust Company, trustees, to Raphael Koester, lots 10, 11, block 24, B. F. Gilbert's subdivision, Takoma Park.

James C. and Blanche R. Rogers, to George R. Hyde, lot 12, block 9, Rogers' second addition to Mt. Rainier; Hermann Knollenberg, trustee, Grace E. Boswell and William E. Boswell, her husband, 90 acres, Brandywine district; Ludwell Demaree and Fanny C. Birge to Harry C. Birge, 19.8, 20 and 20 acres, Vanville and Bowie district; Edward Elliott and Agnes C. Evans to Della C. Barker and Hux Quiry, lot 10, block "A," Wildcroft; Francis S. and Mary M. Carmody to George D. and Bessie E. Talbert, lots 24, 25, 26, 27, 84, 85, 86, 87, block "P," Seat Pleasant subdivision; Sallie M. Parker, et vir, to Berwyn Heights Company, lots 1, 2, 3, block 20, Berwyn Heights; F. M. Chandler and wife, F. H. Chandler, to Berwyn Heights Company, lots 6, 7, block 32, Berwyn Heights.

HOME HUNTERS SNAP
UP "HAUNTED" HOUSES

LONDON, July 17.—Ghosts have been unable to hold out against the house shortage. A clever and houseless man decided he'd find himself a home by getting the addresses of "haunted" houses. He got twenty addresses, made the rounds, and they have all ceased to be haunted. Not one was unoccupied.

Desirable Suites for
Physicians, Surgeons
and Dentists

Medical
Science
Building

Corner Vermont
Ave. and L St. N.W.

Will be completed and ready for occupancy August first. This building has been specially designed and equipped for physicians, surgeons and dentists. For particulars and reservations apply

J. Edward Thomas
208 Southern Building
Telephone Franklin 7542

BUSINESS site at the southeast corner of Seventh and G streets, sold last week to Edward Voigt, jr., by James O'Donnell for approximately \$125,000. The property has a frontage of 40 and a depth of 103 feet. The sale was made through the real estate office of John H. Clipper.

ORDERED TO MOVE,
SIGN TELLS REASON

Syracuse Man Lets City Know Landlord Objected to Children in House.

SYRACUSE, N. Y., July 17.—Given thirty days in which to move by his landlord, John Smith, superintendent of the E. C. Stearns Company, one of the city's principal industries, today is "getting even."

Smith resides at 113 Beacon street, occupying a lower apartment. His landlady, Mrs. Louis Weber, occupies the upper flat.

The following sign greets the passersby of the Smith front:

"These Are Facts.
"We Are Ordered to Move.
"REASONS:
"Allowing our grandchildren to visit us.
"Shaking rugs on the back porch.
"Landlady dislikes children, will not allow them in the house."

Mr. Smith says he can stand anything from a landlord or landlady, but the barring of his own grandchildren from his home. And the sign is in the window to stay until the Smiths vacate in compliance with the moving order on July 30.

PRESTON BUILDS HOMES.

Winfield Preston, originator of the "Preston" homes, has just completed a group of attractive houses at 812-820 Buchanan street. The houses are two stories high and contain every modern convenience. They are equipped with electric lights and hot-water heat.

BUSINESS PROPERTY
SOLD FOR \$152,000

Three Valuable Sites Purchased Through Gardiner & Dent.

Three pieces of business property were sold last week through the real estate firm of Gardiner & Dent for considerations aggregating \$152,000.

O'Donoghue Bros. purchased the four store buildings, which they now occupy, at the southeast corner of Fourteenth and Irving streets. The property is known as 3031-33-35-37 Fourteenth street. It has a frontage of 100 feet and a depth of 108 feet. The price paid was approximately \$75,000.

The property at 1002 Pennsylvania avenue and 310 Tenth street was sold to L. J. Duffy for approximately \$70,000. The property fronts twenty-five feet on the Avenue and the same distance on Tenth street. It is L-shaped, with a depth of approximately eighty feet. The property is improved with brick store buildings.

The business property at 1219 K street northeast was sold for Mrs. M. E. Faunce and B. McCullen to a local business man as an investment. The purchase price was approximately \$7,000. On the property is a two-story brick building with a store on the first floor and a five-room-and-bath apartment on the second.

The residence property 1015 Rhode Island avenue northeast was sold through the same office for G. E. Davis, of New York. It is described as being a two-story semi-bungalow containing seven rooms, bath, with all modern conveniences. It was purchased at a consideration of \$9,000 by H. M. Lewis, who will occupy it.

Another sale reported was 137 T street northwest, being a two-story-and-cellar brick containing eight rooms, bath, with modern improvements. The purchase price was \$7,500. The purchaser, W. N. Beahm, will occupy it.

Premises 1104 Twelfth street northwest was purchased by a local investor. This is a three-story-and-cellar brick, containing fifteen rooms and two baths. The price was \$16,000. Thomas J. Fisher Company, real estate brokers, represented the former owner, Mrs. Isabella Harban.

145 Eleventh street northwest was another sale reported by the same real estate firm, the same having been sold for Mrs. Annie M. Shinn to C. G. Baasler. It is a three-story brick with modern improvements, the consideration being \$9,000.

STORE BUILDING SOLD.

The store building at 822 Ninth street was sold recently by David Rosenthal to Raphael Francione and Raphael Guglielmo, through the real estate office of Mahoney & Sullivan. The store was formerly an old residence site, the house dating back many years.

BUYS BUSINESS SITE.

The business property at 636 H street northeast, was recently purchased by C. P. Berg from P. N. Disher. The building is two stories high with a store on the first floor and apartments above. There is also a two-story brick garage on the rear of the lot. Boss & Phelps made the sale.

ONLY \$500 CASH-\$60 MONTHLY

INCLUDING ALL INTEREST—ONLY 3 LEFT

INSPECT TODAY OR SUNDAY

605 to 637 OTIS ST. N. W.

Take Ninth St. Cars to Otis St. and Walk One Square East, or Phone Us for Auto.



Six Rooms and Tiled Bath. Window Shades.
Hardwood Finish and Floors. Side-oven Gas Ranges.
Plenty Room for Garage. Extra Large Closets.
Double Porches, 7 by 15 Feet. 15-Foot Rear Alley.
Large Rear Porches.

All Houses Heated by Hot Water. Good Wide Lots to Public Alley.

Open and Lighted Until 9 P. M. Every Day.

K. R. Howenstein Co.

1314 F ST. N. W. or 7th and H STS. N. E.

New Preston Homes

These beautiful detached Preston Homes are bound to measure up to the highest expectation of the most fastidious home-buyer. They are just what the people of Washington have been looking for, excellent in style of architecture, location, construction, size, and quality of material used throughout. These beautiful homes have 7 spacious rooms, 2 baths, 4 airy bedrooms, with a large closet in each room. Stone foundations, cement porch, open fireplace, front and side entrance, brick walls, and slate roofs.

SPECIALLY PRICED AT \$11,750.

Come and inspect These Beautiful Homes at Once
812-820 Buchanan Street N. W.

Winfield Preston

Ninth and Mass. Ave.
202-3 Machinists' Bldg.
PHONE MAIN 4750.
SUNDAY AND EVENINGS,
COL. 6800